



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,083.04

THIS MORTGAGE is made this 7th day of March 1984, between the Mortgagor, Leslie Rasberry and Sallie A. Rasberry (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Fourteen Thousand Two Hundred Five & 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 20, 1990.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that lot of land in the city of Greenville, county of Greenville, state of South Carolina, being a part of Lot No. 33, Section C on plat of Stone Land Company recorded in plat book A page 341 of the RMC Office for Greenville County, and having according to said plat and a recent survey made August 1957, by R. W. Dalton, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the south side of Croft Street, the joint front corner of Lots Nos. 33 and 35; thence with the joint line of said lots S. 1-41 W. 200 feet to an iron pin on the northern side of a 16 ft. alley; thence with the northern side of said Alley, N. 83-13 W. 54.375 feet to an iron pin; thence with a new line through lot No. 33, N. 1-41 E. 200 feet to a point (drill hole) on the south side of Croft Street; thence with the south side of said Croft Street S. 83-13 E. 54.375 feet to the beginning corner.

This is the same property conveyed to grantors by deed recorded November 7, 1956 in volume 564 page 534 of the RMC Office for Greenville County.

This conveyance is made subject to mortgage held by First Federal Savings and Loan Association recorded November 9, 1956 in volume 696 page 434, on which there is a balance due of \$7,303.44.

Derivation: This is the same property conveyed by deed of Joseph C. Clapp Jr. and Brownie W. Clapp to Leslie Rasberry, dated 8-28-57, recorded 8-28-57, in volume 583 at page 156 of the RMC Office for Greenville County, SC.

which has the address of 209 Croft St, Greenville, South Carolina 29609 (herein "Property Address");
[Street] [City] [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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